

WARRANTY DEED

THIS INDENTURE, made and entered into this 9th day of June, 2005, by and between Derek Hayes, ~~XXXX~~ an unmarried person, party of the first part, and Sandy M. Busby and wife, Jeanette F. Busby, as joint tenants with full rights of survivorship and not as tenants in common, parties of the second part,

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said parties of the second part the following described real estate, situated and being in the City of **Hernando**, County of **DeSoto**, State of **Mississippi**.

Lot 23, Section A, Honey Ridge, Section 35, Township 3 South, Range 6 West, a subdivision, according to the plat thereof as recorded in Plat Book 61, Page 8, in the Office of the Chancery Court of DeSoto County, Mississippi.

This being the same property conveyed to Grantor herein by Warranty Deed of record in Deed Book 359, Page 786, in the said Chancery Court Clerk's Office.

Parcel #: 3067-3503-0-00023.00

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

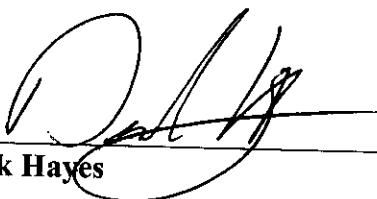
The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee of the aforescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT for:

Subdivision restrictions, building lines and easements of record, and any subsequent years taxes not yet due and payable,

and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.




Derek Hayes

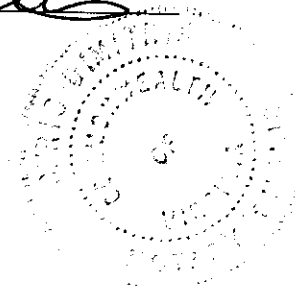
STATE OF VIRGINIA, COUNTY OF Henrico

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Derek Hayes** _____ to me known to the person described in and who executed the foregoing instrument, and acknowledged that he/she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 9th day of **June**, 2005.

My commission expires: 11-30-07 

Notary Public



Property address: **5780 Honey Oak Drive**
Hernando, Mississippi 38654

Grantor's address **2106 Lennox Road**
Richmond, VA 23228

Grantee's address **5780 Honey Oak Drive**
Hernando, Mississippi
38654

Phone No.: **(804) 377-7908**

Phone No.: **(901) 826-8122**

Phone No.: **N/A**

Phone No.: **N/A**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Pulaski Mortgage Company
P.O. Box 7171
Little Rock, AR 72223
662-895-2008

This instrument prepared by:
Southern Trust Title Company
6465 Quail Hollow, Suite #300
Memphis, TN 38120
(901) 751-7955

File No.: **857922S**

Return to: **Southern Trust Title Company**
6465 Quail Hollow, Suite #300
Memphis, TN 38120

(FOR RECORDING DATA ONLY)